

Accomplishments in

# Affordable Housing



DHCD has collaborated with non-profit and for-profit developers to ensure that affordable housing opportunities remain available for those residents unable to meet the current cost demands of the real estate market. DHCD funds projects that benefit low- and moderate income individuals and households with incomes of 80 percent of the Washington Area Median Income (AMI) or below, as defined by the U.S. Department of Housing and Urban Development. As an example, the income of a 4-person household at 80% of AMI was \$58,000 in 2005.

For FY 2001-2005, DHCD has funded projects that rehabilitated 6,751 affordable units and assisted construction of 3,908 new affordable units. The types of housing that have been included in the projects DHCD funded are:



DHCD funded the new construction of 134 units at Wheeler Creek Estate in Ward 8. The project was completed in 2002.

- ▶ Rental housing that preserves existing Federally subsidized apartments,
- ▶ Special needs housing,
- ▶ Elderly housing,
- ▶ Rehabilitated affordable rental or for-sale housing, and
- ▶ Newly constructed affordable rental or owner-occupied housing.

The projects funded in FY 2001-2005 are listed and described on pages 18 through 28. The pages include photographs of representative projects from each year. The year's other projects are listed as well.



## Other Accomplishments

### Increased Funding Opportunities

During FY 2005, DHCD added a second Request for Proposals (RFP) to its annual competitive funding process for affordable housing development proposals. DHCD's streamlined funding process, which was started in 2003, begins with a Notice of Funding Availability (NOFA) and provides clear, predictable application processes (RFPs) for development proposals and community services.

The streamlining and the additional round of funding have combined to make it easier and faster for developers and neighborhood-based organizations to access funds for affordable housing and community-serving projects. As need dictates, and resources permit, DHCD will increase access with additional targeted RFPs.

### Anti-Displacement Policy

It is DHCD's policy to minimize displacement in all of its projects. Each Project Manager in the Development Finance Division keeps track of any relocation required for a project. Project managers review developers' plans and revise those plans as necessary to minimize displacement. Where relocation is required, the project managers ensure, as part of the underwriting process, that the relocation plans are adequate and are funded

as part of the project development costs. A number of DFD project managers have received training in the Uniform Relocation Act (URA). Development Finance also has convened a team to oversee project compliance, including URA compliance, and to update the Division's operating protocols to ensure that all specialized monitoring disciplines are being addressed.

In FY 2005, five multi-family development projects had tenants in place and required the submission and approval of temporary relocation plans. These projects were Shipley Park Apartments, Las Marias Co-Op, Finsbury Square Apartments, Jubilee Housing renovation, and A Street Manor Co-Op. The developers of these multi-family projects are temporarily relocating tenants to other vacant units on their project sites, to the extent possible, to avoid relocation to off-project sites. Any required relocation generated by DHCD's single family rehabilitation projects is incorporated into each project work plan, and associated costs are factored into the budget.



# AFFORDABLE HOUSING FUNDING

DHCD funded nearly 100 Affordable Housing initiatives between Fiscal Years 2001 and 2005. These projects are listed on the following pages. Photographs of selected initiatives are shown.

## FY 2001 Affordable Housing Funded



### Homes at Woodmont

Good Hope Road & 24th Street, SE

Ward 8

176 units

Total Cost - \$17,696,000

DHCD Funding - \$730,000

Completed December 2002

### Syphax School

1360 Half Street, SW

Ward 6

41 units

Total Cost - \$5,400,000

DHCD Funding - \$985,000

Completed March 2005



### Dupont Commons (Ft. Dupont Nehemiah Homes)

B Street & Ridge Road, SE

Ward 7

147 units

Total Cost - \$17,534,309

DHCD Funding - \$3,600,000

Completed December 2003

## FY 2001 Affordable Housing Funded - Not Pictured

Project Name	Address	Units	Total Development Cost	DHCD Funding
Ward 1				
Archbishop Rivera Cooperative	1424 Chapin Street, NW	34	\$4,772,294	\$400,000
Ward 4				
Rittenhouse Condominiums	1100 & 1108 Rittenhouse Street, NW	17	\$2,750,395	\$975,000
Ward 5				
Riley Cheeks Apartments	1208 Evarts Street, NE	13	\$1,685,937	\$371,250
Edgewood IV Apartments	611 Edgewood Terrace, NE	258	\$19,208,347	\$3,200,000
Ward 7				
Huntwood Apartments	5000-5018 Hunt Street, NE	214	\$14,362,829	\$2,925,388
East Capitol HOPE VI	East Capitol Street NE/SE	555	\$110,000,000	\$3,250,000
The Courts at Pennsylvania Avenue, SE	2525 Minnesota Avenue, SE	10	\$1,761,283	\$600,000
Ward 8				
Douglas Knolls Apartments	1900-2106 Savannah Terrace, SE	173	\$21,000,000	\$1,791,000
Savannah Ridge	2220-2245 Savannah Terrace, SE	190	\$5,790,737	\$1,950,000
Livingston Manor	Livingston Road, SE	130	\$4,384,759	\$1,353,905
Monterey Park	7th Street and Mississippi Avenue, SE	56	\$10,000,000	\$831,705
Safe Haven Anacostia Housing Initiative	2352, 2356 and 2360 High Street, SE	48	\$4,721,980	\$2,500,000
Hillsdale Townhouses	Howard, Stanton and Pomeroy Roads, SE	56	\$8,600,000	\$1,708,000

